FOREWORD

A Draft EIR for the Dos Colinas project was prepared and circulated for a 45-day public review beginning September 27, 2010 and ending on November 10, 2010 (EIR No. 09-01, SCH No. 2009111085). All written comments received on the Draft EIR during the public review period, responses to the comments, and any revisions to the Draft EIR have been incorporated into this Final EIR.

Comments were received by the City from agencies, organizations, and individuals regarding the potential impacts to Agua Hedionda Creek associated with the development of the affordable housing site (APN 209-060-68) and development in the southern portion of the Continuing Care Retirement Community (CCRC) site (APN 209-060-71); also known as a Professional Care Facility pursuant to City Municipal Code. To respond to such concerns and potential environmental impacts, the applicant has proposed to refine the No Affordable Housing Site Alternative (See Section 6.4 of the EIR) in the Final EIR to provide further reduction in impacts to Agua Hedionda Creek through the deletion of development on the equestrian parcel (APN 209-060-71), in the southern portion of the CCRC site. This change, which includes the reduction of four cottages and the relocation of a small detention basin, along with the omission of the affordable housing site, provides further reduction of potential impacts on the environment from those identified for the proposed project. Section 6.4 of the Final EIR has been revised to include additional clarification of the potential impacts associated with this expanded alternative and the necessary mitigation measures under CEQA. The applicant and City planning staff support the review and adoption of the Refined No Affordable Housing Site Alternative.

This Final EIR has been prepared in accordance with the requirements of the California Environmental Quality Act (California Public Resources Code Division 13, Section 21000, et seq., [as amended in 2009] herein, CEQA) and the State of California CEQA guidelines, as amended October 23, 2009 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 - 15387). The purpose of the Final EIR is to provide the decision-making body, in this case the City of Carlsbad, public and quasi-public agencies and groups, and the general public environmental impact information relative to the proposed Dos Colinas project. The City must consider the information contained in this Final EIR prior to approving the proposed project.

Summary of Revisions Incorporated into the Final EIR

The Final EIR includes the Draft EIR, Technical Appendices, and copies of each public letter commenting on the Draft EIR and the District's responses thereto. Each public comment is assigned a comment number that corresponds to a response number.

The Final EIR contains minor revisions, including clarifications and corrections. Where changes have been made to the Final EIR as a result of public comment, such revision is noted and detailed with ~~strikeout~~/<u>underline</u> in the text of the Final EIR, and where applicable, summarized in the response to comment.

No new information has been presented in the Final EIR that would require re-circulation of the Draft EIR pursuant to CEQA Guidelines §15088.5(a). Specifically, no new significant environmental impacts would result from the project or from new mitigation measures proposed for implementation. The project would not result in a substantial increase in the severity of an environmental impact unless mitigation measures are adopted that reduce the impact to a level of insignificance. In addition, while the No Affordable Housing Site Alternative has been refined based on public comments received during public review to further reduce environmental effects and significant impacts, no new feasible project alternatives or mitigation measures considerably different from those analyzed in the Draft EIR have been identified that would clearly lessen any significant project impacts. Finally, the Draft EIR included adequate information for a meaningful public review and comment.